PART OF LOT 10 NICELY ACRES S/D
BEG AT SE COR OF LOT 10, RUN N 1
244.17 FT, SW 97.95 FT, S 146.5

A.N.K. INVESTMENTS LLC
4334 SW 141ST AVE
DAVIE, FL 33330

2026

04-6S-17-09597-110

BUILDING CHARACTERISTICS

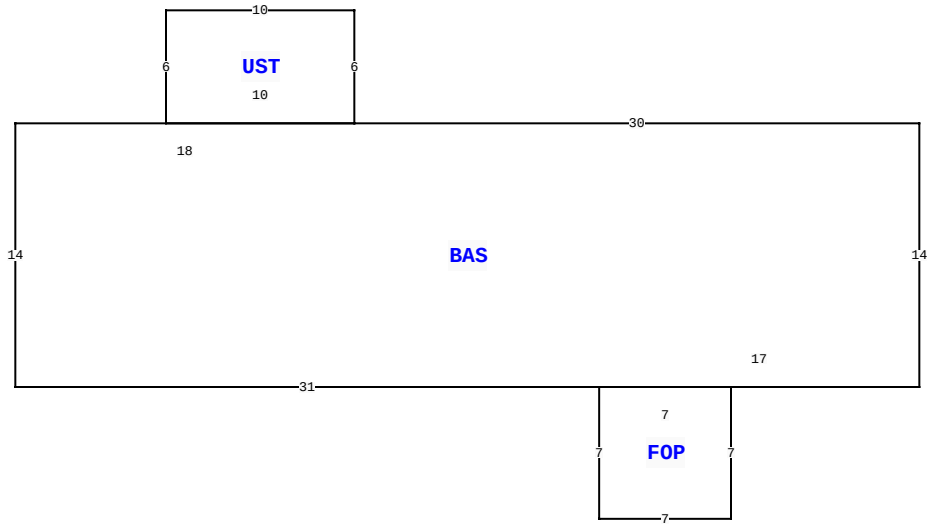
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	18,047
FOP	49	35		17	456
UST	60	45		27	725
TOTALS	781			716	19,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	716	111.9000	67.14	48,072	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr



2042 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,229
TOTAL MARKET OB/XF VALUE	7,740
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	44,469
SOH/AGL Deduction	0
ASSESSED VALUE	44,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,469
TOTAL JUST VALUE	44,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,469

XFOB:1:1: WEST MH

SALE:1:1: LOT 10, NICELY ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27925	M H	445	07/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2698	5/05/2023	WD	U	I	37	30,000
GRANTOR: CURBELO CHANDRA						
GRANTEE: A.N.K. INVESTMENTS						
1473/1579	8/17/2022	QC	U	I	11	100
GRANTOR: EVANS LORRAINE I						
GRANTEE: CURBELO CHANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UST= N6 W10 S6 E10$W18 S14 E31 FOP= S7 E7 N7 W7$E17 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,740

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	1.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	17,500							

REVIEW DATE 07/17/2023 BY ME Total Acres: 1.25 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/07/2025 BY SYS